

Meadowbrook Association Board Meeting Minutes- January 24, 2013

Call to Order: 7:40pm

Present: Valerie Shebroe, president; Susan Billy, vice president; Scott Locke, treasurer; Margaret Cho, secretary. Also Gregg Hunt of Designer's Choice Landscape.

First item: Gregg Hunt to discuss road salt costs and alternatives, and also plan for Cedarbrook cul-de-sac.

- Concerns raised over use of NaCl on roads, and the possible harm to the wetlands. Currently there are two alternatives available from Designer's Choice- NaCl and a blend of NaCl and other chlorides (magnesium and potassium). Calcium Chloride was not currently offered as an alternative. Discussed need to decrease use of road salt throughout neighborhood- salting only intersections and the sharp curve on Ashbrook. Vote taken to use NaCl in a more limited way, with the option to switch to a more environmentally friendly alternative if it became available.
Vote to approve- M, S, C
- Design for Cedarbrook cul-de-sac improvements reviewed. Plan to keep existing evergreens, remove dying tree, add stone to eliminate need for mowing, and add some perennials. Gregg to submit cost proposal for approval prior to spring board meeting.

-Mr. Hunt departed at this point in the meeting

Approval of Agenda and Minutes from previous meetings-October 28, 2012 and December 4, 2012-All approved- **M,S, C**

Treasurer's Report-

- Review dues standings-Two units past due. Three units changing owners and need pro-rated dues amounts estimated. One unit is being rented and lease agreement needed from owner. Scott to compose letter to rental owner.
- Liens- two current liens- Unit<redacted>- Scott to compose letter re: past due amount and also issues with bylaws violations with materials stored in yard. Unit <redacted> with ongoing payment issues-Scott to compose letter offering payment plan to keep lien amount from growing.
- Consider switching Association accounts to MSUFCU- Treasurer Locke presented proposal to switch MCOA bank accounts to the MSU Federal Credit Union. In addition to there being no charge for bank statements, the convenience of the new MSUFCU location at the entrance to the neighborhood would be a huge convenience for future neighborhood financial needs. **Vote taken to switch all Meadowbrook accounts to MSUFCU- Motion, Seconded, Carried. Unanimous approval from board.**
- Consider switching accountants for cost-savings- Need to do more investigating and cost comparison in order to make decision. Agreed to stay with Sally Theis, CPA for now.

Old Business-

- Update on Drain commissioner activity/wetland- Susan- Drain commissioner rep came by and spoke with Susan re: plan to clean out catch basins and drains in wetland. Tree removal and drain cleanout caused damage to several properties that border the wetland, and also removed almost all trees from the drain area and the area surrounding the drain. Susan to talk with Drain Commissioner to find out why the removal of so many trees was necessary, and what the cleanup plan is for the waste that was left behind. Also if there are plans to assist homeowners with repairing lawn damage that resulted.
- Street parking- continues to be a problem, especially after snow- interfering with plowing. Susan left notes on windshields of cars, and form letters to be sent when offenders are identified.
- Neighborhood problem reports- fireworks, etc.- Fireworks issues should be reported to police. If we know who the offender is, letters can be sent, but encourage people to call police.

New Business-

- 2013 Road Maintenance plans- Entryway maintenance issues. MCOA doesn't own the entryway road, but need to maintain for safety and ascetics. Plan to talk to Chris from HDI to work out plan for future.
- Many requests for lighting the sign at entryway. Costs of running wiring and maintaining lights would likely be expensive. Plan to include this in talks with HDI as far as possible sharing costs, but also investigate solar-powered lights. Also need to call Consumer's Energy to find out about cost/logistics of installing lights.

Adjourn- 9:10pm